

161.0

0004

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

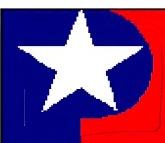
ARLINGTON

Total Card / Total Parcel

1,016,000 / 1,016,000

USE VALUE: 1,016,000 / 1,016,000

ASSESSED: 1,016,000 / 1,016,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: IFFLAND ANDRE & CHRISTEL/TRS	
Owner 2: IFFLAND FAMILY TRUST	
Owner 3:	

Street 1: 32 PROSPECT AVENUE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: IFFLAND CHRISTEL & ANDRE -	
Owner 2: -	

Street 1: 32 PROSPECT AVENUE	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains .21 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Clapboard Exterior and 2688 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:		
D		Topo
s		Street
t		Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9159		Sq. Ft.	Site		0	70.	0.76	8									486,342						486,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9159.000	528,600	1,100	486,300	1,016,000		107654
							GIS Ref
							GIS Ref
							Insp Date
							07/17/18

PREVIOUS ASSESSMENT								Parcel ID	161.0-0004-0005.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	528,600	1100	9,159.	486,300	1,016,000	Year end	12/23/2021	
2021	101	FV	513,700	1100	9,159.	486,300	1,001,100	Year End Roll	12/10/2020	
2020	101	FV	513,700	1100	9,159.	486,300	1,001,100	Year End Roll	12/18/2019	
2019	101	FV	374,700	1200	9,159.	486,300	862,200	862,200 Year End Roll	1/3/2019	
2018	101	FV	378,200	1200	9,159.	430,800	810,200	810,200 Year End Roll	12/20/2017	
2017	101	FV	378,200	1200	9,159.	361,300	740,700	740,700 Year End Roll	1/3/2017	
2016	101	FV	378,200	1200	9,159.	361,300	740,700	740,700 Year End	1/4/2016	
2015	101	FV	357,600	1200	9,159.	312,600	671,400	671,400 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
IFFLAND CHRISTE	67303-221		5/24/2016	Convenience		10	No	No									
DINSMORE LISA J	57005-61		6/17/2011			715,000	No	No									
FLANAGAN FRANCI	42410-159		4/5/2004	Change>Sale		500,000	No	No									
	12271-38		8/17/1972			30,000	No	No	N								

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
8/12/2011	858	Wood-Sto	3,200	C	INSTALL WOOD FIREP												7/17/2018	Inspected	CC	Chris C				
10/9/2009	972	Manual	4,000													6/6/2018	MEAS&NOTICE	BS	Barbara S					
5/18/2004	381	Redo Kit	60,000													7/3/2012	Measured	JBS	JOHN S					
																11/21/2008	Meas/Inspect	345	PATRIOT					
																9/22/2005	MLS	BR	B Rossignol					
																3/21/2005	Permit Visit	BR	B Rossignol					
																11/13/2000	Hearing N/C	201	PATRIOT					
																6/16/2000	Inspected	276	PATRIOT					
																11/30/1999	Mailer Sent							
																	Sign:	VERIFICATION OF VISIT NOT DATA				/	/	/

